

FOOTHILL RANCH TOWNE CENTRE

26532 TOWNE CENTRE DRIVE
FOOTHILL RANCH, CA 92610

COMMUNITY SHOPPING CENTER

120,814 Square Feet



25,000-83,697 SF AVAILABLE FOR LEASE

PROPERTY FEATURES

- Adjacent to both the newly expanded Super Walmart and the Foothill Ranch Entertainment Center with Regal Cinemas and food court.
- Excellent access, visibility and signage along California Route 241 Toll Road.
- Located in the master planned community of Foothill Ranch, one of South Orange County's most highly desired shopping destinations.
- Major area retailers include **Super Walmart, Target, PetSmart, Regal Cinemas, Ralphs** and many more.
- Approximately ±4,700 homes planned in the City of Lake Forest.

TRAFFIC COUNTS (Costar, 2013)

- ±12,000 Average Daily Traffic on Towne Centre Drive
- ±43,000 Average Daily Traffic on 241 Toll Road

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2014 EST. POPULATION	8,637	65,028	167,071
2019 FORECAST POPULATION	9,316	68,081	176,034
AVERAGE H.H. INCOME	\$120,480	\$114,648	\$111,569
DAYTIME POPULATION	14,400	50,542	92,881

Claritas, 2014



For more information, please contact:

JOHN JENNINGS
Senior Director
(858) 558 5645
john.jennings@cushwake.com
Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.
Lic. #1329963
4747 Executive Drive, Suite 900
San Diego, California 92121
www.cushmanwakefield.com

For more information regarding the City of Lake Forest, please visit the following sites:



"Lake Forest, the Natural Choice for Business"
Visit www.lakeforestbusiness.com today!



www.facebook.com/lakeforestca

- [Lake Forest Marketing Video](#)
- [Grow in Lake Forest](#)
- [Shop & Dine Lake Forest](#)

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

FOOTHILL RANCH TOWNE CENTRE

26532 Towne Centre Drive, Foothill Ranch, CA 92610

RETAIL
FOR LEASE



For more information, please contact:

JOHN JENNINGS

Senior Director

(858) 558 5645

john.jennings@cushwake.com

Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #1329963

4747 Executive Drive, Suite 900

San Diego, California 92121

www.cushmanwakefield.com

For more information regarding the City of Lake Forest, please visit the following sites:



"Lake Forest, the Natural Choice for Business"

Visit www.lakeforestbusiness.com today!



www.facebook.com/lakeforestca

- [Lake Forest Marketing Video](#)
- [Grow in Lake Forest](#)
- [Shop & Dine Lake Forest](#)

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

FOOTHILL RANCH TOWNE CENTRE

26532 Towne Centre Drive, Foothill Ranch, CA 92610

RETAIL
FOR LEASE

SITE PLAN & TENANT ROSTER



SUITE	TENANT	SQ. FT.
IA	Sport Chalet (Available)	50,410
IB	Babies R' Us (Available)	33,287
IC	Petsmart	26,895
PAD IA	Chipotle	2,200
PAD IB	The Nail Bar & Spa	1,300
PAD 2	Red Robin	6,722
	Walmart	NAP
	Goodyear	NAP
	In-N-Out	NAP
	Union Bank	NAP
	KinderCare Learning Center	NAP
	99 Cents Only	NAP
	Chuck E. Cheese's	NAP

*Do not disturb current tenants, please call for more information.

For more information, please contact:

JOHN JENNINGS
Senior Director
(858) 558 5645
john.jennings@cushmanwake.com
Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.
Lic. #1329963
4747 Executive Drive, Suite 900
San Diego, California 92121
www.cushmanwakefield.com

For more information regarding the City of Lake Forest, please visit the following sites:



"Lake Forest, the Natural Choice for Business"
Visit www.lakeforestbusiness.com today!



www.facebook.com/lakeforestca

- [Lake Forest Marketing Video](#)
- [Grow in Lake Forest](#)
- [Shop & Dine Lake Forest](#)

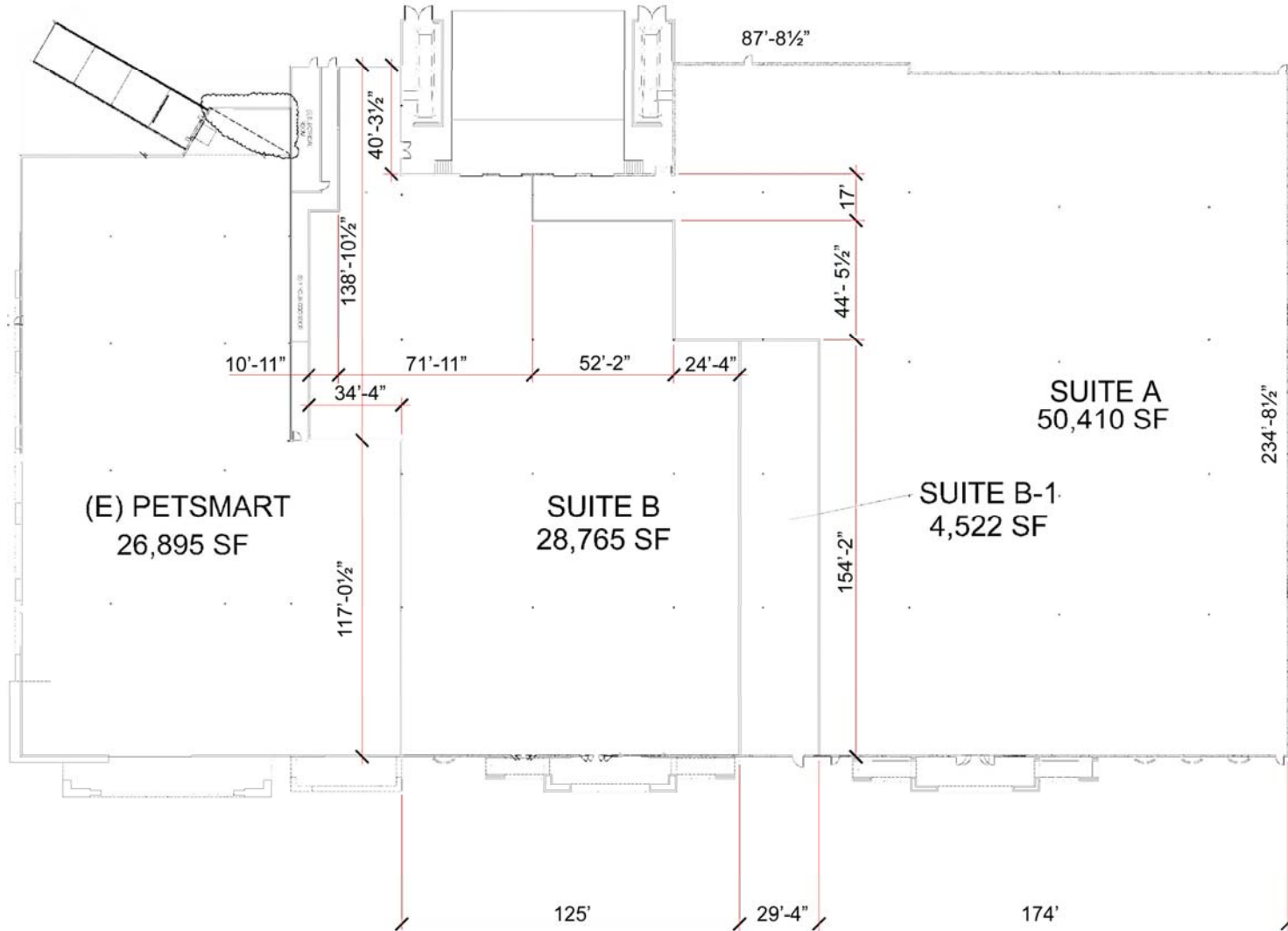
The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

FOOTHILL RANCH TOWNE CENTRE

26532 Towne Centre Drive, Foothill Ranch, CA 92610

RETAIL
FOR LEASE

FLOOR PLAN



For more information, please contact:

JOHN JENNINGS
Senior Director
(858) 558 5645
john.jennings@cushwake.com
Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.
Lic. #1329963
4747 Executive Drive, Suite 900
San Diego, California 92121
www.cushmanwakefield.com

For more information regarding the City of Lake Forest, please visit the following sites:



"Lake Forest, the Natural Choice for Business"
Visit www.lakeforestbusiness.com today!



www.facebook.com/lakeforestca

- [Lake Forest Marketing Video](#)
- [Grow in Lake Forest](#)
- [Shop & Dine Lake Forest](#)

FOOTHILL RANCH TOWNE CENTRE

26532 Towne Centre Drive, Foothill Ranch, CA 92610

RETAIL
FOR LEASE

MONUMENT SIGNAGE/BUILDING SIGNAGE

1. SUITE 1A & 1B FREEWAY SIGNAGE ALONG CA-241



2. SUITE 1B SIGNAGE – ALTON PARKWAY & TOWN CENTRE DR.



3. SUITE 1B SIGNAGE – TOWN CENTRE DR & MARKET PLACE DR.



4. SUITE 1A SIGNAGE – PORTOLA PKWY & MARKET PLACE DR



For more information, please contact:

JOHN JENNINGS
Senior Director
(858) 558 5645
john.jennings@cushwake.com
Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.
Lic. #1329963
4747 Executive Drive, Suite 900
San Diego, California 92121
www.cushmanwakefield.com

For more information regarding the City of Lake Forest, please visit the following sites:



"Lake Forest, the Natural Choice for Business"
Visit www.lakeforestbusiness.com today!



www.facebook.com/lakeforestca

- [Lake Forest Marketing Video](#)
- [Grow in Lake Forest](#)
- [Shop & Dine Lake Forest](#)

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

FOOTHILL RANCH TOWNE CENTRE

26532 Towne Centre Drive, Foothill Ranch, CA 92610

RETAIL
FOR LEASE



For more information, please contact:

JOHN JENNINGS
Senior Director
(858) 558 5645
john.jennings@cushmanwake.com
Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.
Lic. #1329963
4747 Executive Drive, Suite 900
San Diego, California 92121
www.cushmanwakefield.com

For more information regarding the City of Lake Forest, please visit the following sites:



"Lake Forest, the Natural Choice for Business"
Visit www.lakeforestbusiness.com today!



www.facebook.com/lakeforestca

- [Lake Forest Marketing Video](#)
- [Grow in Lake Forest](#)
- [Shop & Dine Lake Forest](#)

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

FOOTHILL RANCH TOWNE CENTRE

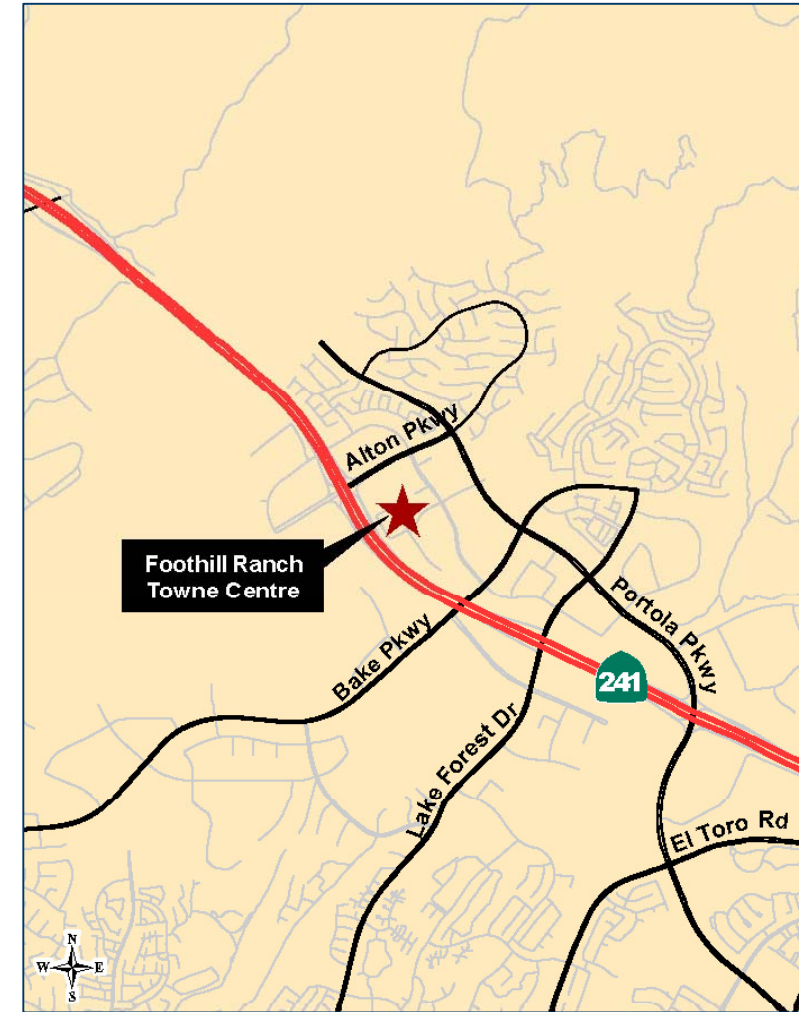
26532 Towne Centre Drive, Foothill Ranch, CA 92610

RETAIL
FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
2014 Estimated Total Population	8,637	65,028	167,071
2019 Forecast Total Population	9,316	68,081	176,034
Daytime Population	14,400	50,542	92,881
Population Growth 2010 to 2014	9.19%	4.09%	4.84%
Forecast Population Growth 2014-2019	7.86%	4.69%	5.36%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2014 Estimated Total Households	3,070	23,120	59,370
2019 Forecast Total Households	3,354	24,329	62,884
Household Growth 2010 to 2014	10.92%	4.57%	5.36%
Forecast Household Growth 2014-2019	9.27%	5.23%	5.92%
Percent Owner Occupied	60.32%	67.14%	70.01%
Percent Renter Occupied	39.68%	32.86%	29.99%
2014 Estimated Median Home Value	\$510,393	\$490,590	\$489,408
INCOME	1 MILE	3 MILES	5 MILES
<\$15,000	118	1,048	2,991
\$15,000-\$24,999	113	862	2,776
\$25,000-\$34,999	58	810	2,918
\$35,000-\$49,999	214	1,862	5,432
\$50,000-\$74,999	495	3,954	10,270
\$75,000-\$99,999	423	3,523	8,247
\$100,000-\$124,999	501	3,558	8,013
\$125,000-\$149,999	362	2,352	5,572
\$150,000-\$199,999	441	2,678	6,888
\$200,000-\$499,999	306	2,160	5,356
\$500,000+	37	314	908
2014 Estimated Median Household Income	\$105,666	\$96,420	\$90,737
2014 Estimated Average Household Income	\$120,480	\$114,648	\$111,569
2014 Estimated Per Capita Household Income*	\$42,823	\$40,761	\$39,647

* 2014 Per Capita HH Income = Aggregate Household Income/Population

© 2014, Claritas.



For more information, please contact:

JOHN JENNINGS

Senior Director
(858) 558 5645
john.jennings@cushmanwake.com
Lic. #1215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #1329963
4747 Executive Drive, Suite 900
San Diego, California 92121
www.cushmanwakefield.com

For more information regarding the City of Lake Forest, please visit the following sites:



"Lake Forest, the Natural Choice for Business"
Visit www.lakeforestbusiness.com today!



www.facebook.com/lakeforestca

- [Lake Forest Marketing Video](#)
- [Grow in Lake Forest](#)
- [Shop & Dine Lake Forest](#)

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)